

BOARD OF MADISON COUNTY COMMISSIONERS
September 22, 2006 MINUTES

On Friday, September 22, 2006, a special meeting of the Board of Madison County Commissioners came to order at 9:00 AM with Commissioners Ted Coffman, Frank Nelson and David Schulz present.

Those people in attendance at the meeting were Doris Fischer, Jim Hart, Frank Ford, Marilyn Ross, Marilee Tucker, Staci Beecher, and those on the attached list.

Mill Creek Minor Subdivision Final Plat: Doris Fischer, Planner, presented the Board with the final plat of Mill Creek Minor Subdivision which would create five lots just east of Sheridan. Doris stated that all conditions of approval have been met and recommended approval. David Schulz moved to approve the final plat of Mill Creek Minor Subdivision being Lot 1-A of Certificate of Survey #1347 in the Northwest Quarter of Section 25, Township 4 South, Range 5 West. Frank Nelson seconded the motion. All voted aye and the motion carried.

Claims: The Board approved claims.

DES Payroll Authorization: Frank Nelson moved to approve and sign the Payroll Authorization Form and Statement of Work from the Montana Disaster and Emergency Services Division, designating Frank Ford as DES Coordinator for Madison County to ensure eligibility for the Emergency Management Assistance Grant Program. David Schulz seconded the motion. All voted aye and the motion carried.

Fuel Site Plans: Frank Nelson moved to select PBS&J to complete three spill prevention control and countermeasure plans for fuel facilities in Twin Bridges, Alder, and at the Ennis Airport. David Schulz seconded the motion. All voted aye and the motion carried.

Public Hearing – Housing Needs Assessment: Chairman Coffman opened the public hearing for the Madison County Housing Needs Assessment and Five-Year Plan and spoke about the proposed Courthouse Expansion and Law and Justice Center. Those people on the attached list were present for this portion of the meeting. Doris Fischer, Planner, gave a detailed background on the creation of the Madison County Comprehensive Plan and laws that have been enacted through the years regulating what is to be included in a Comprehensive Plan. Staci Beecher, Planner 1, outlined the creation and goals of the Madison County Housing Task Force. Caren Roberty, Human Resource Development Council, Bozeman, talked of specific housing needs that had been identified in areas throughout the County and gave examples of housing projects that could be used to fill these needs. Marilyn Ross, Task Force member and District 2 Commissioner Candidate, spoke in favor of the Housing Needs Assessment and Five-Year Plan and urged the Board to approve it. Greg Rice, Ennis, questioned who would fund the housing projects. Caren Roberty gave information regarding grant availability and low interest loans. Ted Coffman stated that the policies in the Comprehensive Plan are not regulatory but are guides to be used in planning for the future. David Schulz moved to accept Resolution 51-2006, a resolution to adopt the Madison County Housing Needs Assessment and Five-Year Plan as an Amendment to the Madison County Comprehensive Plan. Frank Nelson seconded the motion. All voted aye and the motion carried.

Public Hearing – Growth Policy: Chairman Coffman opened the public hearing for Growth Policy. Those people on the attached list were present for this portion of the meeting. Doris Fischer, Planner, explained that the proposed Growth Policy is an amendment to the current Comprehensive Plan to be used as a guide for the Board. Doris stated that there have been new sections added on projected trends but that the guiding principles have not been changed. Doris pointed out two corrections in the policy, one on page 15 and one on page 23. Frank Nelson moved to adopt Resolution 52-2006, a resolution to adopt the Madison County Growth Policy as an Amendment to the Madison County Comprehensive Plan, with the two corrections made today. David Schulz seconded the motion. Chairman Coffman called for any further comment from the public. Karen Rice stated that she wanted to be on the record saying that you don't need to do County initiated zoning. Karen also stated that she had petitions from landowners strongly objecting to County initiated zoning. Chairman Coffman stated that the Board would accept the petitions but that zoning is already state law and landowners that own a majority of the land may want to be involved in the process. Jerry Wing stated that she wanted to be on the record saying that landowners need to keep their private property rights. Greg Rice stated that he should not have to keep going to meetings to be on record of being against zoning. Janet Dochnal spoke in favor of the Growth Policy and commended the Planning Board on doing a good job. Pat Bradley read and submitted a letter in favor of the policy. Melinda Merrill stated that there are a lot of

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great things in the policy but asked that all references to zoning be removed. Janet Dochnal again spoke in favor of the policy and cited examples of when zoning could be beneficial to all landowners. Karen Rice stated that their family has owned land here forever and they don't want new people moving in and telling them what to do. Mary Kay Frisbee Willet read and submitted a letter in support of the Growth Policy, stating that zoning is a tool that can be used to protect private property rights. Commissioner David Schulz spoke of the Madison Valley Growth Management Action Plan, stating that a lot of work has been done but they need to continue discussions and find some common ground. He stated that people interested in creating a zoning district have the obligation of communicating with other parties involved before coming to the Board of Commissioners and that he is not an advocate of broad County initiated zoning, people need to have discussion. He believes that references to zoning in the Growth Policy are simply recommendations not regulatory. He stated he is not content with sixty percent of the landowners in agreement on a specific zoning proposal. They need to come up with a consensus by the people. He then called for the question. All voted aye and the motion carried. Jay Willet commended the Commissioners, stating they are faced with a tremendous responsibility, that he appreciates their efforts and knows that each of them has the best interest of the County at heart.

With no further business the meeting adjourned at 11:40 AM.

C. Ted Coffman, Chairman
Board of Madison County Commissioners

Date Approved: October 2, 2006
Minutes prepared by:

Laurie Buyan, Administrative Assistant

Peggy Kaatz, Clerk and Recorder, Madison County